

Heritage Impact Assessment – Repairs/alterations to
2no. Chimney Stacks at Hanch Hall, Lysways Lane,
Lichfield, Staffordshire, WS13 8HH



23rd June 2023 - 139365

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1.0 Instructions and General Matters

1.1 Client

Mary Ellis, 37 Musters Road, West Bridgford, Nottingham, NG2 7PQ.

1.2 Consultant

Fisher German LLP Chartered Surveyors, The Estates Office, Norman Court, Ashby de la Zouch, Leicestershire, LE65 2UZ

1.3 Property/Site

The premises discussed in this report is Hanch Hall, Lysways Lane, Lichfield, Staffordshire, WS13 8HH.

1.4 Inspection of the Property

The property was inspected by T Barton MRICS of Fisher German LLP Chartered Surveyors on 23rd May 2023, and again on 7th June 2023. The inspection on 7th June 2023 was accompanied by Mr Edward Higgins (Principal Conservation and Design Officer) of Lichfield District Council.

1.5 Third Parties

The report is prepared for the sole use of Mary Ellis and the liability of Fisher German LLP Chartered Surveyors does not extend to third parties.

1.6 Instructions

We are acting on instructions to prepare documents as required, and apply for Listed Building Consent for the repairs/alterations to 2no. chimney stacks at Hanch Hall.

2.0 Hanch Hall

2.1 Heritage Status

Hanch Hall is Listed at Grade II*. It was first listed on 27 Feb 1964. The official List Entry Number is 1248899. <https://historicengland.org.uk/listing/the-list/list-entry/1248899>.

As a Grade II* Listed building, Hanch Hall is described as a 'particularly important building of more than special interest'.

Also Listed on the site, both at Grade II, are the, circa 1700 (with mid-C19 alterations and additions) 'Coach House, Stables and Attached Courtyard Walls and Gate Pier immediately Northeast of Hanch Hall', and the C19 'Gates, Gate Piers and Wall to Hanch Hall'.

The List entries for these assets are shown in the appendix.



Fig.1 – Heritage Assets at Hanch Hall (historicengland.org.uk)

3.0 Proposals

3.1 Stack 1

Prior to our inspection on 23rd May 2023, Stack 1 had been taken down to ridge level and rebuilt up to stone cornice level to address a structural defect. At this point, works were placed on hold while the application for Listed Building Consent has been developed.

Stack 1 has been rebuilt almost entirely by re-using the salvaged bricks from the existing stack.

Where new bricks have been provided, these have been sourced from a reclamation yard to match existing. The same are a good match.

The stack has been rebuilt, replicating existing details (aside from as described below). These details are common across several stacks at Hanch Hall (Fig.7 in appendix).

The stack has been reconstructed slightly differently to the 'existing' stack, by tying together the 4no. individual stacks. A deep shadow gap has been maintained (Fig.2). This is a relatively minor alteration but does slightly affect the character of the stack. This has been undertaken to improve the structural integrity of the stack.

To complete the stack re-construction, the salvaged stone cornice band (Fig.3) will be reinstated, using stainless steel cramps and dowels and 2-part epoxy resin to replace the existing corroded iron cramps (and molten lead) used in these locations. These fixings will tie together the stone cornice.

To complete the cornice band, 1no. new cornice stone is required to replace an existing one which is damaged and not capable of being re-used. The stone for this work will be sandstone to match existing, salvaged from existing estate supplies on site, or new sandstone to match existing. Work to be undertaken by competent and experienced stonemason under supervision. Stone to be dressed to match existing profiles before being integrated.

The salvaged stone detail above the cornice level will be reinstated to match existing (Fig.4). As described for the corning, this will comprise stainless steel cramps and dowels.

Stack 1 presently does not comprise chimney pots. As restoration, and for aesthetic purposes, the intention is to install 2no. salvaged roll top/cannon head chimney pots onto the redundant flues. These will be buff clay, sourced from a reclamation yard, to match the details of existing pots at Hanch Hall. Both flues to this stack are redundant. To ventilate the flue (which are redundant) but prevent water ingress, reclaimed buff pepperpot cowl inserts will be installed to each pot.

3.2 Stack 2

Stack 2 is shown in Fig.2 below.

This shows the upper part of the stack being considerably out of level. The cause of this appears to relate to a poor-quality reconstruction of the left-hand side stack as shown in Fig.2 below or possibly relating to sulphate expansion of the mortar. Bed joints to upper 6no. courses are considerable larger than other courses. Further inspection of the flue liner and stack will be undertaken once scaffold access is provided.

As indicated in Fig.2 below, the apex stone details as present on other chimneys at Hanch Hall (see Fig.7 in appendix), have been replaced with blue engineering brick as part of a poor-quality past repair. There is also a wide vertical crack within this detail. Metal straps are visible over the stone cornice detail, again, as a poor-quality past repair.

The proposals in the application are to rebuild the upper part of the chimney stack to rectify past poor quality repairs that have caused defects, as well as restoring the stone capping, and ensuring sufficient ties are present to the stone detailing. These will comprise stainless steel cramps and dowels in 2-part epoxy resin as described for Stack 1 above.

New sandstone to match existing sandstone to Stack 1 will be sourced as required, or from existing estate suppliers, depending on the available size and quality of the existing stone.

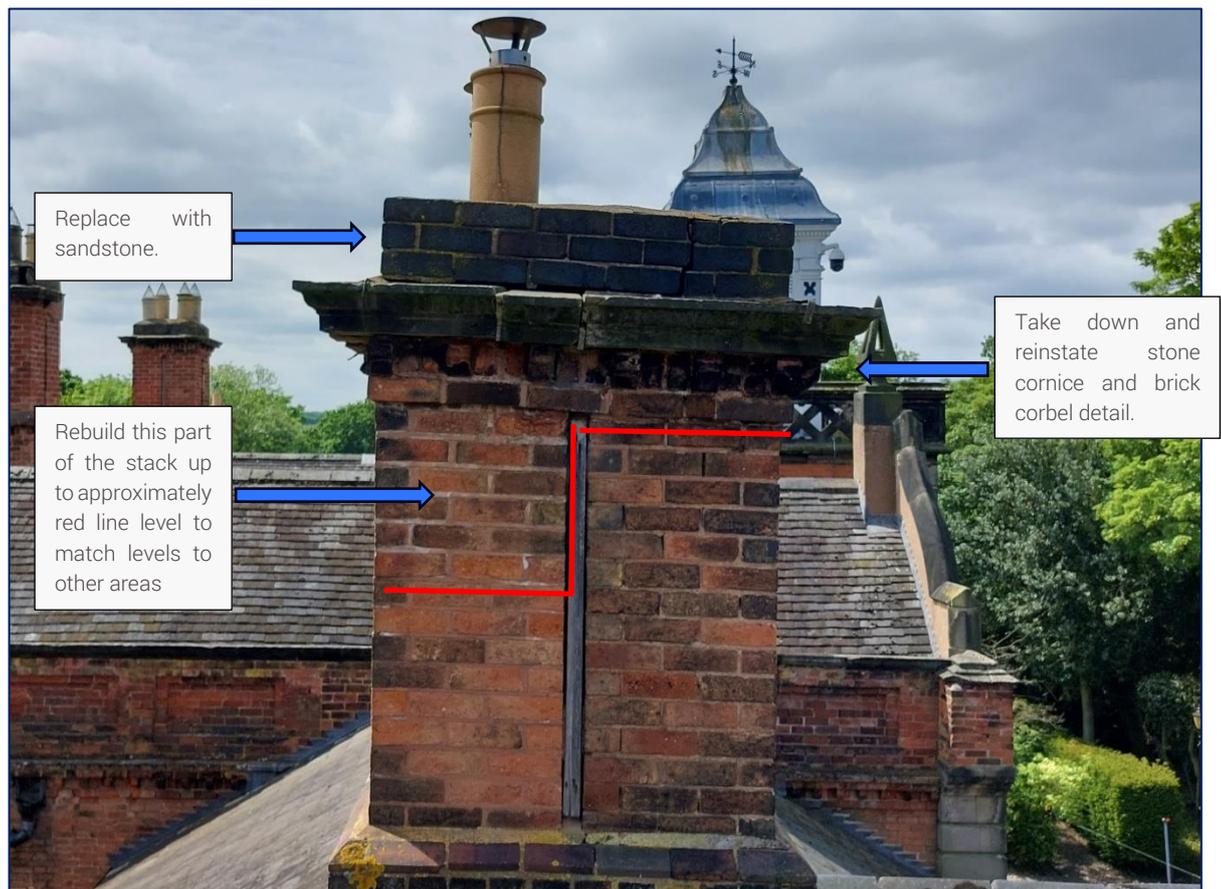


Fig.2 –Stack 2

Mortars

With reference to the publication *Practical Building Conservation – Mortars, Renders and Plaster* (English Heritage, 2011), mortars for brickwork to be NHL3.5, and mortars for sandstone cornice and apex to be either NHL3.5, or NHL5, depending on the condition of the stone at a ratio of binder: aggregate of 1:2 ½. Aggregate to be well graded.

4.0 Impact upon Significance

4.1 Hanch Hall

4.1.1 Summary

The proposed works are primarily repair.

Alterations relate to:

Stack 1

- Reconstruction of 4no. individual stacks comprising 'stack 1' to be bonded together, rather than being independent structures. Impact partially mitigated by the maintained recessed 'shadow gap'.
- Utilising stainless steel and epoxy resin as jointing solutions to stone blocks instead of traditional methods.
- Installation of 2no. chimney pots with pepperpot cowls. Proposed for aesthetic purposes and restoration.

Stack 2

- Replacement of blue brick apex detail with new stone, as restoration.
- Utilising stainless steel and epoxy resin as jointing solutions to stone blocks instead of traditional methods.

Stone for the repairs/restoration work will be sandstone to match existing, sourced from existing estate supplies if considered suitable by the stonemason (under supervision) or more likely, from newly quarried sources to match existing.

Only isolated new bricks will be required. These will be sourced from a local reclamation yard to match existing. This will maintain aesthetic value.

4.1.2 Restoration

The English Heritage document from 2008 entitled 'Conservation Principles, Policies and Guidance' paragraph, recommends that 'restoration to a significance place would normally be acceptable if the following was achieved.

- a) the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost.
- b) the work proposed is justified by compelling evidence of the evolution of the place and is executed in accordance with that evidence.
- c) the form in which the place currently exists is not the result of an historically significant event.
- d) the work proposed respects previous forms of the place.
- e) the maintenance implications of the proposed restoration are sustainable.

With respect to the above, in our opinion, the restoration of the stone detail to Stack 2 is acceptable. Similarly, Stack 1 would have been fitted with chimney pots when these flues were in operation. There is evidence of the style used to other chimneys and the proposals aim to replicate these details.

Restoration of both elements will add to aesthetic value of Hanch Hall.

On this basis, in our opinion, the restoration proposed is acceptable.

4.1.3 Structural alteration to Stack 1

The reconstruction of stack 1 to form a single stack, from 4no., smaller stacks has been undertaken to improve the structural integrity of the stack.

The impact is the loss of the historic character and design of this stack. This is partially mitigated by the recessed 'shadow gap' formed.

We have not undertaken close inspections of other chimneys at Hanch Hall, but from a distance, it is evident that timber has been used to infill the gaps between the stacks. This would suggest there is a defect with the chimney designs. Rebuilding the stack in the manner undertaken has removed this assumed defect.

The character of the individual flues has partially been retained by the shadow gap formed.

4.1.4 Modern Materials

Cramps in the past were formed in iron, set in holes, and capped with molten lead. Since then, technology has advanced, with the modern solution of stainless steel and epoxy resin, being better suited to this function of tying together stone. Given the historic fabric is deteriorated, and this solution is known to be susceptible to rust and failure, the use of modern materials in this situation is recommended.

4.2 Impact on Other Heritage Assets

The proposed works will have a negligible impact on the setting and significance of other heritage assets.

5.0 Recommendations

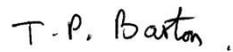
5.1 Summary

In our opinion, the works described are primarily repair.

Character is partially lost by reconstructing Stack 1 as undertaken, but the benefit of this is to secure the structure of this stack. Other works of repair and restoration described, in our opinion, enhance significance.

On this basis, we recommend that the works be granted Listed Building Consent.

Signed:



T P BARTON BSc (Hons) PGDip MSc MRICS

For and on behalf of Fisher German LLP

Dated: 23rd June 2023

Appendix A – Photographs



Fig.1 – Stack 1 reconstructed up to stone cornice level.



Fig.2 – Stack 1 – Shadow gap created as part of rebuilding works.



Fig.3 – Stone cornice removed to stack 1 will be reinstated. 1no. new cornice section is required.



Fig.4 – Stone apex section removed to stack 1 to be reinstated.



Fig.5 – Stack 2



Fig.6 – Stack 2



Fig.7 – Typical detail to other Chimney Stacks at Hanch Hall

Appendix B – List Entries

Hanch Hall

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1248899**

Date first listed: **27-Feb-1964**

List Entry Name: **Hanch Hall**

Statutory Address 1: **Hanch Hall, Lysways Lane**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

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Location

Statutory Address: **Hanch Hall, Lysways Lane**

The building or site itself may lie within the boundary of more than one authority.

County: **Staffordshire**

District: **Lichfield (District Authority)**

Parish: **Longdon**

National Grid Reference: **SK 10042 13970**

Details

SK 11 SW 11/96

LONGDON C.P. LYSWAYS LANE (south side) Hanch Hall

27.2.64

GV II* Country house. Essentially an early C18 house of at least two phases incorporating earlier material; important additions and alterations of circa 1840. Red brick (Flemish bond); hipped plain tile and slate roofs; brick ridge stacks. Aligned northeast/southwest facing southeast. Circa 1840 a porte cochere was added to the south-west, a stair wing to the north west and a ballroom and servants wing to the north east.

South east elevation. Two storeys with dentilled eaves cornice and balustraded parapet. 2:3:2 bays with brick pilaster strips at the corners; central break of circa 1730 with quoins of unequal length and a pediment containing a blind keyed oculus. Twelve-pane glazing bar sashes with moulded sill strings and lintels stepped as voussoirs. Those to the ground floor have lugged and moulded architraves with panels below, in common with the windows of the central break. The first floor windows have strapwork aprons of circa 1840. Central first floor window with Gibbsian surround. Central half-glazed door with rusticated surround. Attached ballroom and servant's wing set-back to the right. In front is an L-shaped stone loggia of circa 1840 with round arches, raised keystones and hood moulds. Set-back to the left is porte cochere.

South west elevation. Three storeys at the left hand side with storey bands. The principal feature of the south west front is a two storey porte-cochere of three bays. Semi-circular arches with strapwork moulded columns and raised keys with lions' heads. Strapwork balustrade. The porte cochere was built in front of an C18 brick porch to each side of which was added three-bay arcade. Immediately to the left of the porch an expanse of ashlar masonry is visible behind one of the arches. This is the chimney stack of a C16/C17 house. The porch has a six-panel door with bracketed and pedimented doorcase and a rectangular overlight. To the right of the door is a narrow loophole which served a butler's lodge.

North-west elevation. Completely remodelled circa 1840. Crosswings of two storeys and attic with finialed Dutch gables flank a slightly recessed three-storey range. Central stair wing with stone plinth, quoins of unequal length and a strapwork balustrade, surrounding a louvred belvedere with lead covered dome, carrying the inscription "Mox. Nox". Stone mullioned windows with raised surrounds, dentilled string beneath third floor windows. Massive four-light stair window with two transoms. Service wing of circa 1840 attached to the left. Two storeys with dentilled eaves band; 2:1:2 windows in a similar style to those of the main house. Interior. The main entrance by way of the porte cochere leads into a vestibule with C18 oak panelling incorporating a door which gives access to the butler's lodge. Entrance hall. Early C18 wall panelling incorporating fluted pilasters. The raised panels are alternately raised and square headed and are gradually reduced in width away from the vestibule to create a false perspective. A three-bay arcade of semi-circular arches on strapwork moulded pillars screens the main staircase from the entrance hall.

The Oak Room. C17 oak wall panelling incorporating doors. In the north east wall is a C19 four-centred archway with panelled spandrels and ogee-moulded surround which formerly gave access to another small panelled room. Corner fireplace with bolection moulded surround. C19 oak window shutter on chains. The Morning Room. Plaster ceiling with early C18 cornice of dentils, egg and dart, Greek key and cyma recta moulded bands. C19 inner border decorated with gilliche and paterae.

The Drawing Room. Early C18. Large plaster wall panels with heavy moulded surrounds, five six-panel doors, each with lugged architrave, dentilled cornice, and pediment with festoons over. Plaster ceiling cornice with modillions and egg and dart. Marble fireplace with fluted key.

The Dining Room. Plaster ceiling revealing the underlying structure of interlocking beams. The beams have gilloche ornament along their spines; panels between the beams with dentils, egg and dart, and Greek key mouldings. Early C18 marble fireplace. Towards the north east end of the room screening the entrance is an arcade of two red scagliola pillars with a frieze of paterae around the caps.

The Ballroom. Circa 1840. Mahogany wall panelling with raised panels. Marble fireplace with paired Tuscan columns. Musicians alcove at the north east end. Three massive foliated cast iron ceiling roses, possibly made at Coalbrookdale. In the servants' wing is a fireplace with C19 oak surround incorporating earlier material including a C17 frieze with exuberant foliage, cornucopias, fruit and acorns; and two carved panels depicting the story of Noah, probably late C15. C19 open-well main staircase with closed string, strapwork balustrade, strapwork moulded newels with ogee finials. Fully panelled staircase wall incorporating some C17 panelling. C16/C17 frieze of segmental pointed panels with Gothic tracery and crenellated piers. Above the staircase is a C19 wooden rib vaulted ceiling.

At first floor level two of the front rooms have an C18 plaster ceiling cornice. At mezzanine level directly above the entrance passage the walls are timber framed, probably C16. Leading to a room at this level is a C19 staircase with reused C18 balusters. The room formerly communicated with a second room in the north west corner of the house, with C17 oak panelling and a C16 sandstone fireplace with Tudor arch, sunken spandrels and ogee-moulded surround. Directly above this room is a reused roof truss, C15 or C16, with slightly cambered tie beam and a king-post which appears to replace the original vertical member; the principals are set in from the ends of the tie beam. Elsewhere, mainly pegged king-post roof trusses. Extensive brick vaulted cellars with vaulted passage or drainage channel leading into the park. Listing NGR: SK1004213970

Legacy

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Legacy System: **LBS**

Sources

Books and journals

Pevsner, N, *The Buildings of England: Staffordshire*, (1974), 197

Legal

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Map

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COACH HOUSE, STABLES AND ATTACHED COURTYARD WALLS AND GATE PIERS IMMEDIATELY NORTH EAST OF HANCH HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1248900**

Date first listed: **28-Jan-1988**

List Entry Name: **COACH HOUSE, STABLES AND ATTACHED COURTYARD WALLS AND GATE PIERS IMMEDIATELY NORTH EAST OF HANCH HALL**

Statutory Address 1: **COACH HOUSE, STABLES AND ATTACHED COURTYARD WALLS AND GATE PIERS IMMEDIATELY NORTH EAST OF HANCH HALL, LYSWAYS LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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Location

Statutory Address: **COACH HOUSE, STABLES AND ATTACHED COURTYARD WALLS AND GATE PIERS IMMEDIATELY NORTH EAST OF HANCH HALL, LYSWAYS LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Staffordshire**

District: **Lichfield (District Authority)**

Parish: **Longdon**

National Grid Reference: **SK 10036 13999**

Details

LONGDON C.P. LYSWAYS LANE (south SK 11 SW side)

11/97 Coach house, stables and attached courtyard - walls and gate piers immediately north-east of Hanch Hall

GV II

Coach house, stables, walls and gate piers. Circa 1700 with mid-C19 alterations and additions. Red brick (Flemish bond); plain tile roofs with stone coped verges on shaped kneelers; brick ridge stacks. The entrance at the north-west side of the stable courtyard is flanked by a pair of square gate piers, each with dentilled cornice and gadrooned acorn finial. The stable yard is enclosed, and attached to the service wing of Hanch Hall (q.v.) by a brick wall surmounted by an acorn finial and an iron lamp standard. On the north-east side of the courtyard is the main coach house and stable block: H-plan; principal alignment north-west/south-east facing south-west. 2 storeys with storey band. Central range containing the tack room recessed between a pair of gabled crosswings containing stalls (left) and coach house (right). Central panelled tack room door with segmental head flanked by segmental-headed casements. Segmental-headed stable door with small pointed window immediately left. Large coach house doors. First floor windows in a rhythm of 3:2:3 lights, all mid-C19. Attached at right-angles to the left is a single storey, 2-bay building with double doors and gable capped by an acorn finial, possibly a cartshed. Interior. Stable retains 2 loose boxes, stall partition, feed baskets and water basins. King-post roof trusses.

Listing NGR: SK1003613999

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GATES, GATE PIERS AND WALL TO HANCH HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1249020**

Date first listed: **28-Jan-1988**

List Entry Name: **GATES, GATE PIERS AND WALL TO HANCH HALL**

Statutory Address 1: **GATES, GATE PIERS AND WALL TO HANCH HALL, LYSWAYS LANE**

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Location

Statutory Address: **GATES, GATE PIERS AND WALL TO HANCH HALL, LYSWAYS LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Staffordshire**

District: **Lichfield (District Authority)**

Parish: **Longdon**

National Grid Reference: **SK 10024 14027**

Details

LONGDON C.P. LYSWAYS LANE (south SK 11 SW side)

11/98 Gates, gate piers and - wall at Hanch Hall

GV II

Gates, gate piers and wall. Mid-C19. The wall encloses the north side of the grounds of Hanch Hall (q.v.); the main gates are at the west end. Rough faced ashlar wall with dentilled cornice. Wooden gates with cusped openwork decoration flanked by a pair of red brick piers with rusticated ashlar quoins and vase finials. To the left (east) is a second pair of gates flanked by square piers with acorn finials. At the south end of the wall is another gateway flanked by square piers with ball finials. Included for group value.

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